

1997 UNIFORM ADMINISTRATIVE CODE MODIFICATIONS

CHAPTER 1 - TITLE, SCOPE AND GENERAL

SECTION 101 - TITLE, PURPOSE AND SCOPE

SECTION 102 - APPLICATION TO EXISTING BUILDINGS AND BUILDING SERVICE EQUIPMENT

102.3 Existing Installations. Add a second paragraph and exception to Sec. 102.3 to read:

"Reinspection will be required prior to reconnection of electric power *or gas service* for all commercial and industrial buildings that have been vacant more than two months and all residential buildings that have been vacant more than six months.

EXCEPTION: Reinspection of residential buildings or individual apartment units in the unincorporated areas of Pima County shall not be required until the vacancy exists for more than 12 months."

SECTION 103 - DEFINITIONS

Add a new definition for Accelerated Plan Review Contract to read:

"ACCELERATED PLAN REVIEW CONTRACT is a contract entered into by the jurisdiction, a developer, and an independent, insured, licensed engineering firm for the review of plans for compliance with the adopted codes specified in the contract."

Add the following to the definition for Technical Codes to read:

"The codes include, but are not limited to the following:

1. Backflow Prevention Code (Article V, Chapter 27, Tucson Code)
2. Building Code
3. Rehabilitation Code
4. Neighborhood Preservation Ordinance
5. Electrical Code
6. Fire Code
7. Housing Code
8. Mechanical Code
9. Outdoor Lighting Code
10. Plumbing Code
11. Fuel Gas Code
12. Property Maintenance Code
13. Residential Code

ADD A NEW SECTION:

"SECTION 108 - SERVICE CONDUCTORS

All service conductors, electrical and communication, as defined in the technical codes, shall be installed underground for all new construction in all occupancies and uses. The requirement for underground conductors may be waived by the Building Official where:

1. Existing buildings on the block are served with overhead conductors or where a lot to be constructed upon is one of three or fewer abutting vacant lots making up less than 40 percent of the total acreage of the block (not including street or road right-of-way) or where the vacant area is less than 60,000 square feet.
2. The installation, when compared to the use of overhead conductors, would create a hazard or not be feasible. A feasibility study will be required at the time a request for waiver is made."

ADD A NEW SECTION:

"SECTION 109 - WIRING IN PUBLIC RIGHT-OF-WAY

No person, firm, or corporation shall place any communications or electrical conductors and related equipment for any purpose across or within the boundaries of any public street, alley, park, or sidewalk in this jurisdiction unless such person, firm, or corporation is operating under a franchise granted by this jurisdiction or has a permit from the proper authorities to do so."

CHAPTER 2 - ORGANIZATION AND ENFORCEMENT

SECTION 202 - POWERS AND DUTIES OF BUILDING OFFICIAL

ADD A NEW SECTION:

"202.11 Administrative Appeal. Whenever a violation of any of the technical codes of this code is determined, whether during construction or at the plan review stage, and the applicant wishes to appeal the decision of the staff because of code interpretation, unreasonable hardship, or other acceptable reasons, an appeal may be made to the Building Official in the following manner:

1. The applicant shall file a written appeal on the forms provided by the Building Official and accompanied by a non-refundable fee (refer to the fee schedules adopted by this jurisdiction by separate ordinance), on or before Friday of each week, not later than 4:30 p.m.
2. The appeal will be heard by the Building Official within ten (10) days at a regular specified time.
3. The Building Official may use a hearing committee consisting of such staff as he deems appropriate or other technical persons to advise the Building Official on a particular appeal.
4. Adequate information shall be provided by the applicant in order to fully describe the conditions in question.
5. The applicant may, but is not required to, personally meet with the Building Official.
6. If an appeal is denied by the Building Official, the appellant must comply with the decision of the Building Official or appeal to the Advisory/Appeals Board pursuant to Sec. 204.4 of this Code. "

SECTION 204 - BOARD OF APPEALS Change title to read:

"ADVISORY/APPEALS BOARD."

204.1 General. Change the words "Board of Appeals" to "Advisory/Appeals Board" in the section.

ADD NEW SUBSECTIONS:

"204.3 Authority. The Advisory/Appeals Board shall hear appeals of orders, decisions or determinations made by the Building Official concerning the application and interpretation of the technical codes and may determine the suitability of alternate

materials and methods of construction and to recommend modifications to the applicable technical code review committee.

204.4 Advisory/Appeals Board Appeal. Any person who desires a review by the Advisory/Appeals Board may do so as follows:

1. An application for review shall be filed on forms provided by the Building Official and accompanied by a non-refundable fee (refer to the fee schedules adopted by this jurisdiction by separate ordinance), not less than three (3) weeks prior to the regular scheduled Advisory/Appeals Board Committee Meeting. The three (3) weeks advance filing requirement may be reduced at the discretion of the Advisory/Appeals Board.
2. Adequate information shall be provided by the applicant in order to fully describe the conditions in question.
3. At the hearing, the applicant may introduce evidence in support of his position.
4. Decisions and findings of the Advisory/Appeals Board shall be final and made in writing to the Building Official and the applicant. Decisions of the board shall be made by a majority vote of the members present at any meeting; provided that a quorum shall consist of a majority of the board members appointed at the time of that meeting.

References to any "Board of Appeals" in the Technical Codes shall be construed to mean "Advisory/Appeals Board."

204.5 Court Review of Board Decision. A decision of the Advisory/Appeals Board, made at a duly scheduled and publicly noticed meeting, unless otherwise stated by the Advisory/Appeals Board in the body of said decision, shall be final. No further appeal is available to City or County boards, or officials. Persons aggrieved by final decisions of the Advisory/Appeals Board must file their appeals in Superior Court."

SECTION 205 - VIOLATIONS

Change "unlawful" in first line to "a civil infraction", and add the following to the end of the sentence: "and each day such violation shall continue shall constitute a separate offense."

CHAPTER 3 - PERMITS AND INSPECTIONS

SECTION 301 - PERMITS

301.1 Permits Required. Add a second paragraph to read:

"A permit shall be obtained for the inspection of existing buildings when required by Section 102.5. The permit fee shall be as prescribed in the fee schedules adopted by the jurisdiction."

301.2.1 (2) Building Permits. Delete the section, and add the following:

The permit exemptions of the technical codes are in effect with the following additions:

1. Any work accomplished under the auspices of and owned and controlled by the United States of America or the State of Arizona.
2. This exemption shall not apply to devices or structures located on a site for more than 30 calendar days. Amusement devices, carnival rides, and accessory structures whose use is necessary for the operations of such amusement devices and structures; an accessory structure shall not include any storage building or detached structure which is not an integral part of the device.
3. Construction or operations incidental to construction and repair of irrigation and drainage ditches, or appurtenances thereto, of statutorily constituted districts or reclamation districts. Farming, dairy, agriculture, viticulture, horticulture, stock or poultry raising. Clearing or other work upon land in rural areas of Pima County for fire prevention purposes.

301.2.3 Electrical permits. Add a new item to the subsection:

"15. Power for amusement devices and carnival rides in place on a site for less than 30 calendar days and not connected to a utility company's facilities."

301.2.4 Mechanical permits. Add a new item to the subsection:

"9. Replacement of evaporative coolers with like coolers."

ADD A NEW SECTION:

"301.3 Requirements for Registered Plants. The following requirements are applicable to Registered Plants:

1. **Registered Plant.** See Section 105 of the International Building Code.

2. **Qualifications.** A Registered Plant shall contract with or shall employ an architect or engineer registered in the State of Arizona who shall be directly responsible for compliance with this Code with respect to all work which would otherwise require a permit.

3. **Scope.** Registered Plants shall be exempt from the requirements of UAC Section 301.1, This exemption is limited to buildings owned or leased by the Registered Plant and under the direct control of the holder of the registration. Said buildings or structures qualify for this exemption after all interior improvements covering the initial plant occupancy and after the Certificate of Occupancy has been issued. This exemption shall not be construed to waive any other requirements of this Code.

4. **Application.** The applicant shall file an application in writing on a form furnished by the Building Official to obtain registration. Every such application shall contain:

(1). The name of the plant for which registration is requested.

(2). A description of the property to be included under registration by address and other description that will readily identify and definitely locate the buildings and structures to be included under the registration.

(3). The name of the individual who has the authority to act on behalf of the plant owner(s).

(4). The State of Arizona registration number and the name of the registered architect or engineer who will be responsible for the work done under the registration.

Appropriate action shall be taken by the Building Official on such application, and the applicant shall be notified accordingly.

If the application is disapproved, the applicant may appeal the decision to the Advisory/Appeals Board in the manner provided in Section 204.4 of this Code.

5. **Registration Fees and Renewal.** (For fees, see fee schedules adopted by this jurisdiction). The initial fee may be prorated to the expiration date. Registrations shall expire on December 31st of each year. Registrations may be renewed each year by payment of the fee on or before December 31st. The fee shall be refunded if the application is disapproved. Any work performed after expiration without the permits and inspections required by this chapter shall be a violation of this Code.

6. **Validity of Registration.** Registration shall be valid only as long as the named architect or engineer remains under contract with or employed by the Registered Plant in an active capacity. If the registered architect or engineer terminates his contract or leaves the employ of the Registered Plant, registration is suspended until another registered architect or engineer becomes responsible for further work done under the registration. The Registered Plant shall notify the Building Official immediately and shall

call for inspection of any work in progress in accordance with Section 305. Before any new work commences while registration is invalid or suspended, permits and inspections shall be obtained pursuant to this chapter.

7. Revocation of Registration.

A. **Authority.** The Building Official may suspend or revoke a Registered Plant which fails to comply with any of the registration responsibilities or for violation of any provision of this Code.

B. **Procedure.** When the Building Official deems that the registration shall be suspended or revoked, the procedure shall be as follows:

(1) The Registered Plant shall be notified in writing by certified mail at least seven days prior to suspension or revocation.

(2) Upon receipt of the notice, the Registered Plant may request a hearing. Such request shall be in writing to the Building Official within seven days of the receipt of notice.

(3) If a hearing is requested by the Registered Plant, the Building Official shall set time, date, and place; and so notify the Registered Plant.

(4) When a hearing is conducted, the Registered Plant and other interested parties may be in attendance. Upon completion of the hearing, the Building Official shall take all evidence submitted under advisement and shall notify the Registered Plant of his findings in writing by certified mail.

(5) If the decision rendered by the Building Official is adverse to the Registered Plant, the Registered Plant may appeal the decision to the Advisory/Appeals Board in the manner provided in Sec. 204(d) of this Code.

8. Work Report and Inspections.

(1). A summary report of all work done under the plant registration shall be prepared by the registered architect or engineer and submitted annually to the Building Official. Plans or working drawings for alterations to buildings or utilities covered by this section need not be submitted for approval, except for those conditions listed below. Work being done under the Registered Plant exemption shall be reviewed and inspected by the Building Official or authorized representatives while the work is in progress or on an annual basis. The Registered Plant may request a plan review or inspection of any work performed under this section upon payment of required fees.

(2). **Work Requiring Permits.** Plans shall be submitted to the jurisdiction for review of work which:

- (i) Creates a different Occupancy Group as defined in IBC Chapter 3 for all or any portion of the building.
- (ii) Creates a different Building Type as defined in IBC Chapter 6 for all or any portion of the building.
- (iii) Adds, alters, removes or penetrates required fire walls or fire barriers for area separation, occupancy separation, or exterior wall construction.
- (iv) Adds, alters, removes, or penetrates exit courts, exit passageways, or horizontal exits.
- (v) Provides for the relocation of more than five sprinkler heads.
- (vi) Modifies load bearing structures."

ADD A NEW SECTION:

"301.4 (COUNTY ONLY) Applicability.

1. **General.** The provisions of this Code shall apply to structures or improvements thereto to be constructed by owners themselves or jointly with duly licensed contractors, on all property in the unincorporated area of Pima County, east of the easterly boundary of the Tohono O'odham Reservation; except for property zoned "RH" containing more than 20 acres or "IR" by Title 18 of the Pima County Code. Buildings intended for assembly, commercial, or industrial purposes shall comply with this Code, regardless of zoning unless exempted by State law.

2. **Dilapidated Buildings.** Notwithstanding other provisions of this Code, to provide for the control of dilapidated buildings, the International Property Maintenance Code shall apply in all the unincorporated areas of Pima County except where enforcement is prohibited by State or Federal statute or regulation.

SECTION 302 - APPLICATION FOR PERMIT

302.1 Application. Delete Item 7, and add new Items 7 and 8 to read:

"7. State the name of the person or contractor who will perform the work. When a licensed contractor is required by A.R.S., state the license number or, in the alternative, state the exemption of A.R.S. Sec. 32-1121 claimed which exempts the requirement for a licensed contractor to do the proposed work.

8. Give the Assessor's parcel number and such other data and information as may be required by the Building Official."

ADD A NEW SUBSECTION:

"302.2.1 Electrical Drawings, Specifications, and Analysis

1. **No Plans Required.** At the discretion of the Building Official, drawings and specifications need not be submitted for minor electrical installations and repairs when the extent and kind of work can be shown by description and/or diagrams submitted with the application. Such information must be sufficient to ascertain compliance with the requirements of this Code.

2. **Plans Required for Minor Projects.** The owner or his representative may prepare and submit plans and necessary specifications for new service and associated electrical systems provided the service does not exceed 400 amperes 120/240 volt single-phase or 400 amperes 120/208/240 volt three-phase. In addition, such person may submit the plans and necessary specifications for remodeling work associated with such service entrance sizes, provided it is stated on the plans that those persons take responsibility for the plans.

EXCEPTIONS: (1) The plans for installations in locations classified as hazardous shall conform to the requirements of Sec. 302.2.1(3)., (2) Plans for new tenant improvement and building completion.

3. **Plans Required for Major Projects.** Plans and specifications for the installation of the following electrical systems shall be prepared and sealed by an electrical engineer or architect registered in the State of Arizona.

(1) Proposed new installations where the rating of new service or feeder disconnecting means is 400 amperes or less, except as permitted in Sec. 302(e).2.

(2) Proposed remodeling work where the combined existing and additional load is 400 amperes or less, except as permitted in Item B of this section.

(3) Installations of a more complicated nature than included in Sec. 302.2.1(2) including those which require either a fire alarm system or an emergency electrical system by the provisions of the Building or Fire Code.

(4) Electrical installations associated with gasoline dispensing or repair garages which are classified as hazardous in Article 511 and 514 of the National Electrical Code.

(5) Tenant improvements and building completion.

4. **Plans Required for Engineered Projects.** Plans and specifications for the installation of the following systems shall be prepared and sealed by an electrical engineer registered in the State of Arizona.

(1) Hospitals or other buildings with surgical operating rooms which fall within the scope of Article 517 of the National Electrical Code.

(2) High voltage installations which fall within the scope of Article 710 of the National Electric Code.

(3) Installations in all locations classified as hazardous by the provisions of the National Electrical Code, except gasoline dispensing installations and repair garages.

(4) Proposed installations where the rating of new service or feeder disconnecting means exceed 400 amperes.

(5) **Information Required.** Drawings, specifications, and/or calculations shall be complete and of sufficient clarity to indicate in detail the nature and extent of the work proposed and that the work will conform to the provisions of the technical codes."

ADD NEW SUBSECTIONS:

"302.6 Application for Permit By Mail Or Phone Or Electronically. Applications may be made by mail or phone for permits where sufficient monies are on deposit with the jurisdiction (or accompanied by a check) for all charges. All charges shall include an additional fee (*refer to the fee schedules adopted by this jurisdiction by separate ordinance*). Application made by mail or phone shall not be processed until funds sufficient to cover the permit fee and the additional fee have been received by the Building Official.

302.7 Payment From Advance Cash Deposit Upon Personal Application. An applicant who personally brings the plans and specifications to the Building Official, completes the application himself, and pays the applicable permit fee from advance cash deposits entered to his credit on the books of the jurisdiction for such purpose shall pay an additional fee to cover the additional administrative cost of such method of payment."

SECTION 303 - PERMITS ISSUANCE

303.4 Expiration. Revise the last sentence of the first paragraph by inserting "over one year" between the words "expiration" and "the permittee."

Add a new third paragraph to read:

"Prior to extending the permit, the Building Official may require the plans to be reexamined and/or onsite inspections to be made, the cost of which will be paid by the applicant requesting the extension of the permit."

SECTION 304 - FEES

304.2 Permit Fees. Replace the reference to "Tables No. 3-A through 3-H" with: "the fee schedule adopted by this jurisdiction."

304.3 Plan Review Fees. Replace the words, "as shown in Table No. 3-A" in the first paragraph with: "the fee schedule adopted by this jurisdiction."

Add the following exceptions to the first paragraph:

"EXCEPTIONS:

1. When two or more buildings of Group AZ, B, M, R-3, S or U Occupancy or swimming pools are to be built from a single model building plan, without substantial modifications, as defined by the Building Official, and the said model building plan is submitted by any one company within a period of 12 months following the approval of said plan by the Building Official, then plan review fees for each model plan shall be paid plus a fee for each additional exterior design elevation (refer to the fee schedules adopted by this jurisdiction by separate ordinance).

2. The plan review fees may be reduced to 25 percent of the building plan review fee as shown in the fee schedule adopted by the jurisdiction for plans that have been reviewed under an approved accelerated plan review contract as defined in Section 103.

3. A model plan approved by Pima County or other participating towns and cities may be accepted to the other jurisdiction. An administrative fee of 25 percent of the building plan review fee that would have been charged for the plan under the normal plan review process shall be paid to the jurisdiction for use of this process.

Add an exception to the second paragraph to read:

"EXCEPTION: Plan review fees for electrical, mechanical, and plumbing work shall not be charged when application for all permits (Building, Electrical, Mechanical, and Plumbing) is made on one application."

304.5.1 Investigation. Change the words "this code" in the second sentence to: "this jurisdiction", and delete the third sentence.

SECTION 305 - INSPECTIONS

305.4 Approval Required. Add to the end of the first paragraph:

"Notices of correction or violation shall be written by the Administrative Authority and may be posted at the site of the work, mailed, or delivered to the permittee or his authorized representative. Refusal, failure, or neglect to comply with corrective action, required with any such notice or order within thirty (30) days of receipt thereof, shall be

considered a violation of this Code and shall be subject to the penalties set forth elsewhere in this Ordinance for violations."

305.8 Reinspections. Delete the words "in accordance with Tables 3-A through 3-H or as" from the fourth paragraph.

Add a new paragraph to read:

"The general sequence and types of required inspections are indicated on the inspection record card. The Building Official may elect to conduct only a representative portion of any required inspection to determine compliance with the applicable technical code."

SECTION 306 - SPECIAL INSPECTIONS

Per Chapter 17 of the International Building Code and as otherwise required by the technical codes.

Add the following section to Chapter 17 of the International Building Code:

"306.1.17 Panelized Roof Structures. During the erection of purlins, beams and girders, and the fabrication and erection of roof panels."

SECTION 308 - CONNECTION TO UTILITIES

308.2 Temporary Connections. Add a second paragraph:

"The Building Official shall determine by inspection that the structure appears safe for temporary connection of building service equipment to the source of energy, fuel, or power for the period of time requested by the permittee. Written assurance of compliance with the Administrative Code, the applicable technical codes, and temporary connection time limit shall include a cash deposit or a good and sufficient bond in the penal sum of one thousand dollars (\$1,000.00) or the amount equal to one percent (1%) of the value determined pursuant to Sec. 304(a), second paragraph, whichever is greater (not to exceed \$10,000.00), payable to the jurisdiction, executed by a surety company qualified to execute surety bonds in the State. Each such bond shall be joint and several and conditioned that the principal in the bond will faithfully conform to the Administrative Code and to the technical codes applicable to the building or structure or building service equipment for which the temporary connection authorization is to be issued. The principal and surety named in such bond shall be jointly and severally bound unto the jurisdiction, and to any and every other person aggrieved or damaged by any breach of the condition of the bond. The bond shall not be void upon any recovery or recoveries totaling less than the whole penalty but may be used and recovered upon from time to time until the whole penalty is exhausted. The term of the obligation of such bond shall be for the period that the authorization is outstanding and may be held for thirty days thereafter when required by the Building Official, except that

if at the expiration of said thirty days, the jurisdiction has reason to believe that there is an action or claim impending or that there is a legal action pending which relates to the bond, the jurisdiction shall retain the bond until final disposition of such matter or matters. No bond shall be required under the provisions of this paragraph if for the building or structure concerned there is a Temporary Certificate of Occupancy issued and outstanding.

EXCEPTION: Owner-built, owner-occupied, single-family dwelling.

ADD A NEW SUBSECTION:

"308.3 Construction Power. Construction Power is a privilege granted under the jurisdiction for convenience during construction. Construction Power may be from either temporary power poles or through the permanent power panel. Each 115 V circuit used for construction power must be protected by a GFCI. All unused circuits shall be blanked off so that they may not be energized. A surety bond will not be required for Construction Power except in cases where the construction power has been revoked. Permits are required for Construction Power as specified in Sec. 301.1.

Construction Power may be revoked without notice for:

1. Suspension or abandonment of work per Section 303(d).
2. Tampering with the Electrical Service panel in violation of the National Electric Code and the power company requirements.
3. Use of Construction Power for temporary or permanent occupancy.
4. Failure to protect each energized 115V circuit with a ground fault circuit interrupter.
5. Failure to properly close-off all openings in the panel box and enclosure panel.
6. Failure to make corrections to other work as required in the technical codes.
7. Creating dangerous or unsafe conditions."

SECTION 309 - CERTIFICATE OF OCCUPANCY

309.4 Temporary Certificate. Add a new paragraph to read:

"The Building Official shall determine by inspection that the structure appears safe for temporary occupancy for the period of time requested by the permittee. Written assurance of compliance with the Administrative Code, the applicable technical codes, and the temporary occupancy time limit shall include a cash deposit or a good and sufficient bond in the penal sum of one thousand dollars (\$1,000.00) or the amount equal to one percent (1%) of the value determined pursuant to Sec. 304(a), second

paragraph, whichever is greater (not to exceed \$10,000.00) payable to the jurisdiction executed by a surety company qualified to execute surety bonds in the State. Each such bond shall be joint and several and conditioned that the principal in the bond will faithfully conform to the Administrative Code and to the technical codes applicable to the building or structure and building service equipment for which the temporary Certificate of Occupancy is to be issued and will carry out the terms and conditions of the temporary Certificate of Occupancy. The principal and surety named in such bond shall be jointly and severally bound unto the jurisdiction, and to any and every other person aggrieved or damaged by any breach of the condition of the bond. The bond shall not be void upon any recovery or recoveries totaling less than the whole penalty but may be used and recovered upon from time to time until the whole penalty is exhausted. The term of the obligation of such bond shall be for the period that the temporary Certificate of Occupancy is outstanding and may be held for thirty days thereafter when required by the Building Official, except that if at the expiration of said thirty days the jurisdiction has reason to believe that there is an action or claim impending, or that there is a legal action pending which relates to the bond, the jurisdiction shall retain the bond until final disposition of such matter or matters.

EXCEPTION: Owner-built, owner-occupied, single-family dwelling."

FEE TABLES Delete Tables 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G, and 3-H; and refer to the fee schedules adopted by this jurisdiction by separate ordinance.

309.6 Revocation. Revise to read:

"Revocation of Certificate of Occupancy. Enforcement. A Certificate of Occupancy issued pursuant to Section 309 may be revoked:

1. If it has been issued by mistake or error;
2. If the Building Official alleges that an occupancy provision is being violated within the scope of Section 202.5 of this Code, the Uniform Building Code, the Life Safety Requirements of the Fire Code, or permitted use provisions of the Zoning Code;
3. If a person shall fail to comply with the provisions of Section 202.4 relating to stop work orders."

ADD NEW SUBSECTIONS:

"309.7 Notice of Hearing. Except as provided by Section 309.9, no Certificate of Occupancy shall be revoked prior to ten (10) days after delivery to both the owner and occupant of written notice of intent to revoke said Certificate of Occupancy. During this 10-day period, the owner or occupant may appeal the decision to the Advisory/Appeals Board. The Building Official shall schedule the hearing within fifteen (15) days after receipt of the appeal and payment of the fee prescribed in Section 204.

The Board may affirm, modify, or reverse the Building Official's action. A decision of the Advisory/Appeals Board, made at a duly scheduled and publicly noticed meeting, unless otherwise stated by the Advisory/Appeals Board in the body of said decision, shall be final. No further appeal is available to City boards or officials. Persons aggrieved by final decisions of the Advisory/Appeals Board must file their appeals in Superior Court.

309.8 Posting. In addition to the delivery of the notice of intent to revoke the Certificate of Occupancy, a copy thereof shall be posted in a conspicuous place on the outside of the premises concerned.

309.9 Immediate Hazards. If, in the opinion of the Building Official, an immediate hazard to life or limb exists in any occupancy for any reason, the Certificate of Occupancy may be revoked immediately and such shall be accomplished when notice is given the person in charge of the premises. After such revocation, the owner or occupant may set the matter for hearing with the Advisory/Appeals Board in accordance with Section 206.2.

309.10 Utilities. Upon revocation of the Certificate of Occupancy, utility connections for the premises involved shall be disconnected or discontinued by the utility company when ordered by the Building Official until the Certificate of Occupancy is restored."